

## COLORADO CULTURAL RESOURCES INVENTORY

### Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Determined Eligible – NR  
 Determined Eligible – SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: Breslin Residence  Historic  Current  Other:
2. Resource Classification:  Building  Structure  Object  Sites/Landscape
3. Ownership:  Federal  State  Local  Non-profit  Private  Unknown

**LOCATION**

4. Street Address: 181 West Main Street
5. Municipality: New Castle, CO  Vicinity:
6. County: Garfield
- \*\*7. USGS Quad: New Castle, CO Year: 2022  7.5'
- \*\*8. Parcel Number: 212331408007
- \*\*9. Parcel Information: Lot(s): 9 Block: 3 Addition: ORIGINAL TWNSTE NEW CASTLE
- \*\*10. Acreage: 0.05  Actual  Estimated
11. PLSS information: Principal Meridian: 6<sup>th</sup> Township: 5S Range: 90W  
NE ¼ of NW ¼ of NW ¼ of SE ¼ of section: 31

**\*\*Please check with your project sponsor to determine which fields are required, as not all locational**

- \*\*12. Location Coordinates:  
 UTM reference: Zone 13 ;mE 282470 ;mN 4383024  NAD 1927  NAD 1983  
 or  
 Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_  WGS84  Other:

**DESCRIPTION**

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
1.5-story	No Style	Stacked stone	Asphalt siding with embossed brick masonry; corrugated metal; vertical weatherboard
Windows	Roof	Chimney	Porch
Paired six-lite sliding sash; one-over-one single hung sash; hopper sash; mixture of wood and vinyl frames	Front gable roof; small overhanging eaves; metal roof; attic vents under the gable peaks; shed roof dormer along east elevation	Brick masonry chimney	Full length enclosed porch with hipped roof along the primary (north) elevation; full length elevated deck along the south elevation

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The 1.5-story, rectangular shaped building was constructed circa 1905. The approximately 50' by 18' building does not represent a particular architectural style, although the building is somewhat evocative of early household architecture in New Castle. Overall, the building is a No Style residence. Architectural features of the residence consist of a stacked stone foundation; front gable roof design; small overhanging eaves; metal roof; attic vents under the gable peaks; a shed roof dormer along the east elevation; an exterior envelope clad with asphalt siding with embossed brick masonry; a full-length enclosed porch with hipped roof along the primary (north) elevation; and a brick masonry chimney. The main entryway is located in the center of the enclosed porch along the primary (north) elevation of the building. Frank Breslin constructed the enclosed porch shortly after he purchased the house in 1976. The main entryway incorporates a wood door with an eight-lite window divided by wood muntins. The entryway is also capped by a piedmont. Several decorative spindles and brackets can also be noticed along the exterior walls of the enclosed porch. Additionally, a one-over-one single hung sash window is located under the gable peak of the facade. The south elevation of the residence demonstrates an

addition due to the transition from asphalt siding to corrugated metal siding. The addition was constructed in 1989 and includes a 1.5-story floorspace and projection along the elevation. Furthermore, a full-length elevated wood deck was constructed along the south elevation between 2016 and 2021 after review of historical aerial imagery.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other:

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Residential

Current Function/Use (if different): Residential

17. Date of Construction: 1905

Estimated  Actual (include source): 1996 OAHP Historic

Building Inventory Record (5GF.2370)

18. Other Significant Dates, if any: After review of Garfield County Assessor's Office records, the building is listed as being constructed in 1893; however, Sanborn Fire Insurance maps between 1893 – 1904 demonstrate that a different dwelling existed on the legal parcel before the current building. A map in 1893 reveals that a dwelling existed to the south of main street while a second smaller dwelling was extant at the far southern edge of the legal parcel. By 1899, an updated Sanborn map shows that the rear dwelling was no longer extant and that the dwelling near main street was vacant and "partially burnt and open." Several years later in 1904, the building was no longer extant on Sanborn maps of the area.

19. Associated NR Areas of Significance:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Agriculture                           | <input type="checkbox"/> Economics                | <input type="checkbox"/> Invention              | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture                          | <input type="checkbox"/> Education                | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion       |
| <input type="checkbox"/> Archaeology                           | <input type="checkbox"/> Engineering              | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science        |
| <input type="checkbox"/> Art                                   | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce                              | <input type="checkbox"/> Ethnic Heritage          | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications                        | <input type="checkbox"/> Exploration/Settlement   | <input type="checkbox"/> Military               | <input type="checkbox"/> Other          |
| <input checked="" type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine          | <input type="checkbox"/> Performing Arts        |   |
| <input type="checkbox"/> Conservation                          | <input type="checkbox"/> Industry                 | <input type="checkbox"/> Philosophy             |   |

20. Associated Historic Context(s), if known: N/A

21. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

22. Notes: Before the establishment of New Castle, the area was frequented by the Ute Tribe who inhabited much of the mountain areas in western Colorado and eastern Utah throughout the summer seasons. However, the lure of wealth from natural resource extraction from several gold rushes and silver booms prompted many American settlers to explore the Rocky Mountains between the mid to late-Nineteenth Century. By 1881, the tribe had been removed from the area and relocated to the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity to supply fuel to silver smelters throughout the Rocky Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth- and early-Twenty-first Centuries, the town has experienced a sustainable growth in population.

The resource (5GF.2370) was initially evaluated in June 1996 by Front Range Research Associates, Inc. The resource was assessed Field – Not eligible.

23. Sources:

"181 West Main Street." Garfield County Assessor's Office. Parcel Number 212331408007. Accessed January 3, 2023. <https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=734191566&Key Value=R380359>.

"A Walking Tour of Downtown New Castle." Town of New Castle. Accessed December 29, 2022. [https://www.newcastlecolorado.org/sites/default/files/fileattachments/community/page/1360/walking\\_tour\\_of\\_downtown\\_new\\_castle.pdf](https://www.newcastlecolorado.org/sites/default/files/fileattachments/community/page/1360/walking_tour_of_downtown_new_castle.pdf)

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 29, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

"Historical Aerial Imagery." *NETROnline*. Accessed January 3, 2023. <https://www.historicaerials.com>.

"Our History." Town of New Castle, Colorado. Accessed December 21, 2022. <https://www.newcastlecolorado.org/about/page/our-history>.

Front Range Associates, Inc. "Breslin Residence (5GF.2370)." Historic Building Inventory Record – Colorado Historical Society, June 1996.

McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.

*Sanborn Fire Insurance Map of New Castle, Garfield County, Colorado*. Sanborn Map Company, Feb. 1893. Accessed January 3, 2023. [https://www.loc.gov/item/sanborn01052\\_001/](https://www.loc.gov/item/sanborn01052_001/).

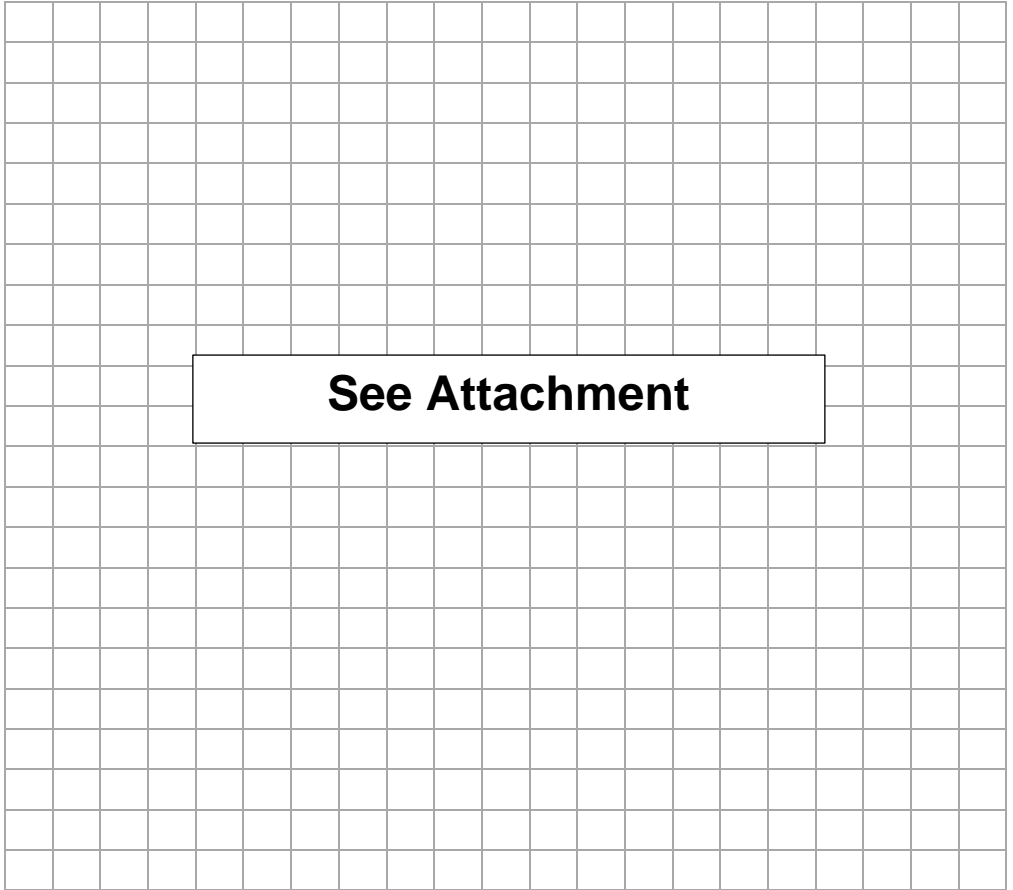
*Sanborn Fire Insurance Map of New Castle, Garfield County, Colorado*. Sanborn Map Company, Nov. 1899. Accessed January 3, 2023. [https://www.loc.gov/item/sanborn01052\\_002/](https://www.loc.gov/item/sanborn01052_002/).

*Sanborn Fire Insurance Map of New Castle, Garfield County, Colorado*. Sanborn Map Company, May 1904. Accessed January 3, 2023. [https://www.loc.gov/item/sanborn01052\\_003/](https://www.loc.gov/item/sanborn01052_003/).

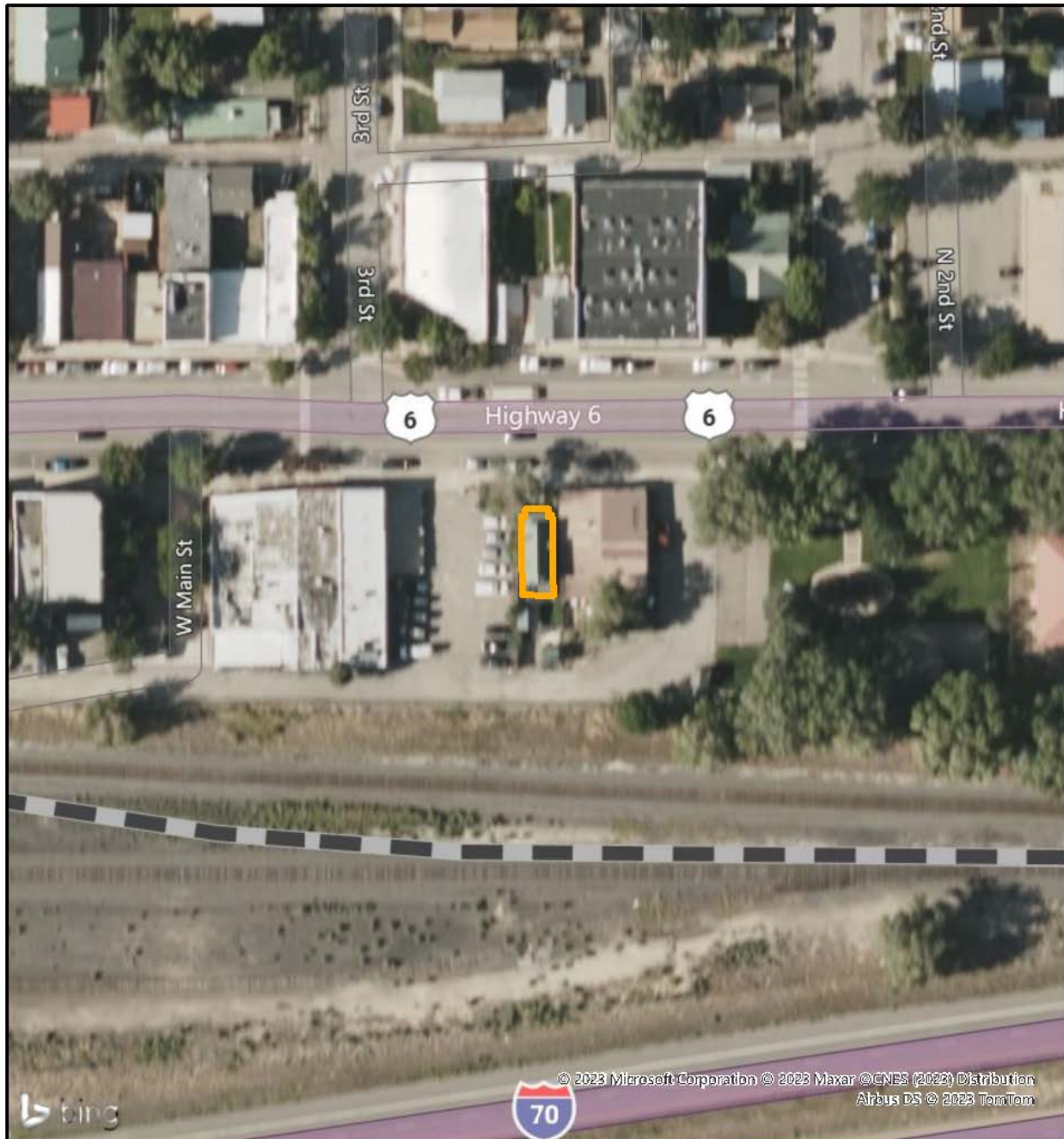
**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input type="checkbox"/> Determined Eligible – NR
<input type="checkbox"/> Determined Eligible – SR
<input checked="" type="checkbox"/> Not Eligible
<input checked="" type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
<b>RECORDING INFORMATION</b>
Survey Date: <u>9/6/2023</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor: <u>Town of New Castle</u>
Photograph Log: <u>5GF.2370_1 to 5GF.2370_3, and 1 historic photo</u>




### Sketch Map



bing © 2023 Microsoft Corporation © 2023 Maxar © CNES (2023) Distribution Airbus DS © 2023 TomTom

**Legend**

 Footprint



0 50 100  
Feet

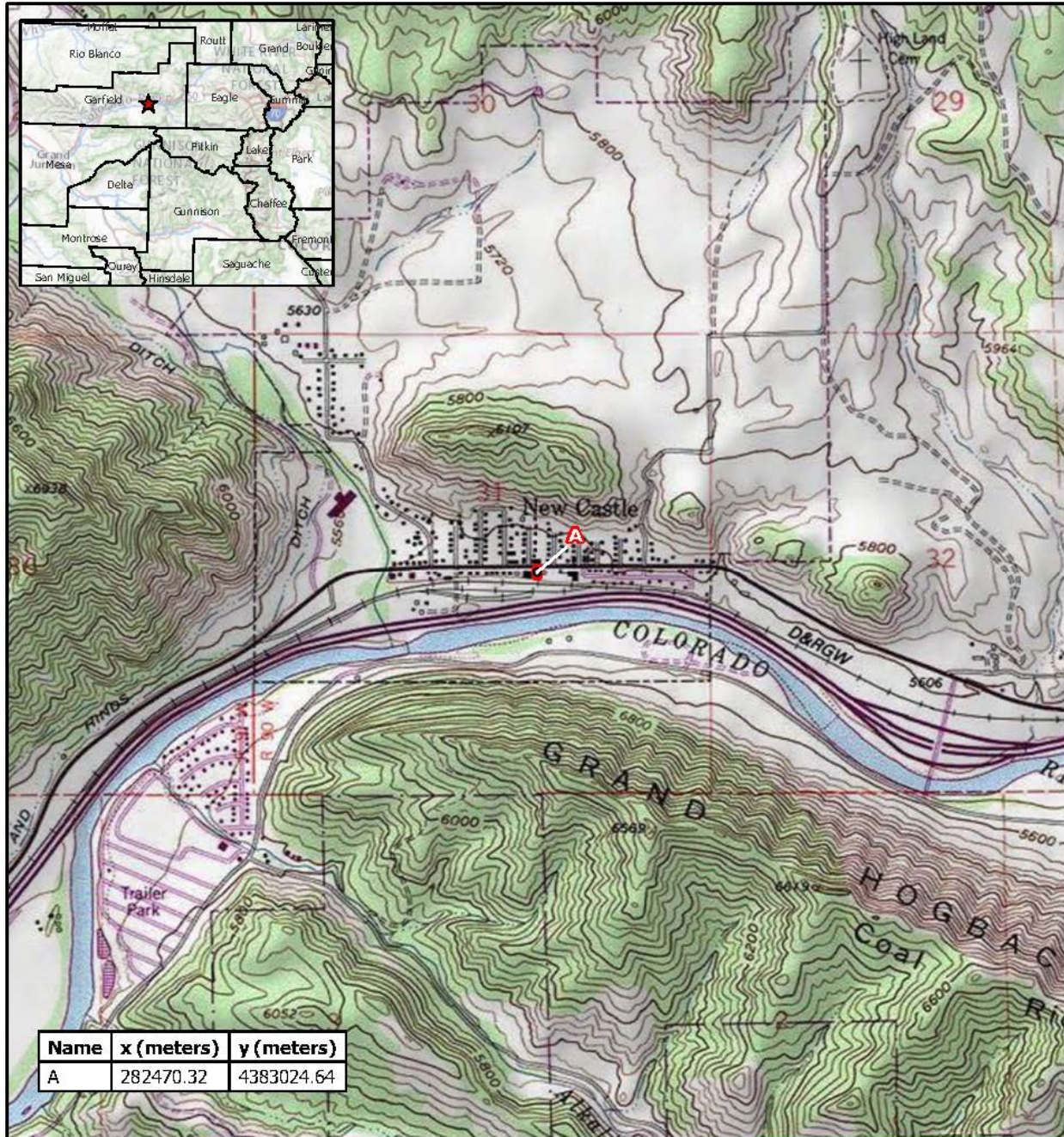
**Pinyon**  
Environmental, Inc.

**Sketch Map**  
181 West Main Street (5GF.2370)  
New Castle, Colorado  
Garfield County

Drawn By: CJB      Figure: 2  
Reviewed By: CMW      Date: 4/10/2023


Pinyon Project Number: I 22156.001

### Topographic Map




Name	x (meters)	y (meters)
A	282470.32	4383024.64

**Legend**

 Resource Boundary



0 1,000 2,000  
 Feet



**Topographic Map**

181 West Main Street (5GF.2370)  
 New Castle, Colorado  
 Garfield County

Drawn By: CJB

Figure: I

Reviewed By: CMW

Date: 4/11/2023

Pinyon Project Number: I22156001

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### Site Photographs



**Photo Number:** 5GF.2370\_1  
**Description:** Looking at the primary (north) elevation of the building. Note the 1976 enclosed porch addition to the façade.  
**Date:** 9/6/2022  
**View:** South



**Photo Number:** 5GF.2370\_2  
**Description:** Looking at the primary (north) and west elevations of the residence. Note the weatherboard, asphalt, and corrugated metal siding transitions.  
**Date:** 9/6/2022  
**View:** Southeast



**Photo Number:** 5GF.2370\_3  
**Description:** Looking at the east and primary (north) elevations of the building.  
**Date:** 9/6/2022  
**View:** Southwest



**Historic Photo 1**  
**Description:** Looking at the primary (north) and west elevations of the building in 1996.  
**Source:** 1996 OAHP Historic Building Inventory Record (5GF.2370)